

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms numbered as follows:

UB	Number(s)
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	24-03-C24-16148; 24-03-C24-16663; 24-03-C24-16807; 24-03-C24-17135; 24-03-C24-17179; 24-03-C24-17309; 24-03-C24-17390; 24-03-C24-17599; 24-03-C24-18102; 24-03-C24-18457; 24-03-C24-18983; 24-03-C24-18996;
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(A total of 14 structures at 12 locations.)

attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on April 9, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based

upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

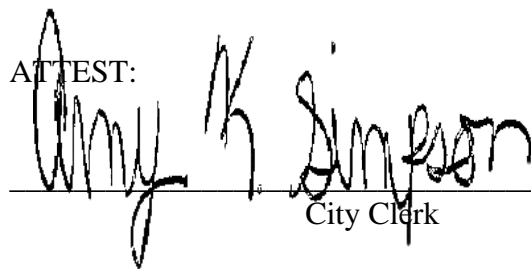
interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

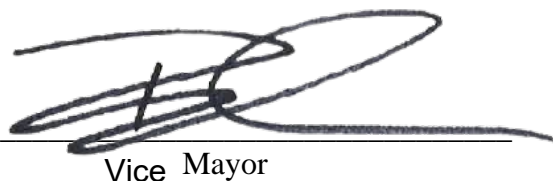
9TH day of APRIL, 2024.

ATTEST:



City Clerk





Vice Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

A

COMBINED NOTICE

Record Owner:
SANDERS ERVIN & R
1504 NE 45TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18102
Inspection Date: 3/21/2024
Parcel ID#: 032112715
Case #: C24-18102
Abandoned Case #: C20-18094

cc: Mortgage Holder(s):

Violation Address: 2136 N JORDAN AVE

Legal Description: Lot 000 Block 001 Addition EUREKA SUB W 1/2 BLK 10
LOTS 5 & 6

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

B

COMBINED NOTICE

Record Owner:

WINWOOD CHARLES H & CAMILLA K
9240 E RENO AVE APT 149
OKLAHOMA CITY, OK 73130

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-16148
Inspection Date: 3/21/2024
Parcel ID#: 109901805
Case #: C24-16148
Abandoned Case #: C21-77821

cc: Mortgage Holder(s):

CHRIS BROWN BROWN & ASSOCIATES 2316 SOUTHMORE PASADENA, TX 77502
SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410
BANK OF AMERICA, N.A. 11120 NE 33RD PLACE, SUITE 200 BELLEVUE, WA 98004
BANK OF AMERICA N.A 14405 WALTERS ROAD, SUITE 200 HOUSTON, TX 77014
OKLAHOMA LAND TITLE SERVICES, LLC 310 W. MAIN, SUITE 304 ARDMORE, OK 73401
JOHN A. GREEN, GREEN, BROWN & STARK 5550 NORTH FRANCIS OKLAHOMA CITY, OK 73118
BANK ONE, N.A., 100 EAST BROAD STREET COLUMBUS, OH 73271
HOUSING AND URBEN DEVELOPMENT 451 SEVENTH STREET, SW WASHINGTON, DC 20410
CHAMPION MORTGAGE COMPANY 350 HIGHLANDER DR LEWISVILLE, TX 75067

Violation Address: 4312 S LEE AVE

Legal Description: Lot 011 Block 006 Addition WESTERN HILLS

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	HOUSE
UNSECURED WINDOWS	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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B

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

C

COMBINED NOTICE

Record Owner:

M6 8 LLC
7317 NE 107TH ST
OKLAHOMA CITY, OK 73151

Notice Date: 3/21/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17135
Inspection Date: 3/20/2024
Parcel ID#: 047885950
Case #: C24-17135
Abandoned Case #: C20-04505

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

CONCORD MISSIONARY BAPTIST CHURCH INC PO BOX 892574 OKLAHOMA CITY, OK 73189

Violation Address: 2522 N SHARTEL AVE (AKA: 2510 N SHARTEL AVE)

Legal Description: Lot 000 Block 006 Addition PLEASANT VIEW ADD

LOTS 1 THRU 3

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (CHURCH)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS	CHURCH
HOLES IN OUTER WALLS	CHURCH
HOLES IN ROOF	CHURCH
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Chris Smith
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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:

CALWEST INVESTMENTS LLC
12210 MICHIGAN ST, UNIT 24
GRAND TERRACE, CA 92313

Notice Date: 3/21/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17309
Inspection Date: 3/20/2024
Parcel ID#: 146270710
Case #: C24-17309
Abandoned Case #: C24-17310

cc: Mortgage Holder(s):

NEAT ESCROW AND TITLE 3401 W ROCK CREEK RD NORMAN, OK 73072

CALWEST INVESTMENTS LLC 7491 MUMS COURT FONTANA, CA 92336

SCF JAKE, LP 1302 WAUGH DR. #831 HOUSTON, TX 77019

Violation Address: 4240 NE 18TH ST

Legal Description: Lot 007 Block 003 Addition DAYS GARDEN ADDITION

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

E

COMBINED NOTICE

Record Owner:

GALBREATH CARLOTTA
CAMPBELL ALFRED & HAZEL
112 NW 27TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17599
Inspection Date: 3/21/2024
Parcel ID#: 046605420
Case #: C24-17599
Abandoned Case #: C24-17600

cc: Mortgage Holder(s):

Violation Address: 112 NW 27TH ST

Legal Description: Lot 009 Block 016 Addition JEFFERSON PARK ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

F

COMBINED NOTICE

Record Owner:
HAWPE KANDYE
PO BOX 791611
NEW ORLEANS, LA 70179

Notice Date: 3/27/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18996
Inspection Date: 3/26/2024
Parcel ID#: 051251200
Case #: C24-18996

cc: Mortgage Holder(s):

KANDYE HAWPE 1132 NW 30TH OKLAHOMA CITY, OK 73118
PINNFUND, USA 12770 HIGH BLUFF DRIVE, SUITE 140 SAN DIEGO, CA 92130
PRINCIPAL PORTFOLIO SERVICES, INC 3631 SOUTH HARBOR BLVD SUITE 200 SANTA ANA, CA 92704

Violation Address: 1132 NW 30TH ST

Legal Description: Lot 000 Block 028 Addition ADAMS SUB ADDITION
LOTS 7 & 8

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (DETACHED GARAGE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS DETACHED GARAGE
TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

G

COMBINED NOTICE

Record Owner:

CROSS RIVER CAPITAL INC
8809 RAMBLING RD
OKLAHOMA CITY, OK 73132

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-16663
Inspection Date: 3/21/2024
Parcel ID#: 048526800
Case #: C24-16663
Abandoned Case #: C24-16664

cc: Mortgage Holder(s):

RCN CAPITAL, LLC 75 GERBER ROAD EAST, STE. 102 SOUTH WINDSOR, CT 06074

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

Violation Address: 529 NW 31ST ST

Legal Description: Lot 000 Block 013 Addition CENTRAL PARK ADDITION
LOTS 33 & 34

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)
(HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

H

COMBINED NOTICE

Record Owner:

LE REALTY GROUP LLC
825 SW 39TH ST
OKLAHOMA CITY, OK 73109

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-16807
Inspection Date: 3/21/2024
Parcel ID#: 109901535
Case #: C24-16807
Abandoned Case #: C22-25412

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA CO. 1601 NW EXPRESSWAY, SUITE 1000 OKLAHOMA CITY, OK 73118

FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

NATIONSBANK, N.A 801 N. 11TH ST ST. LOUIS, MO 63101

MARKS ROBERT LEROY 825 SW 39TH ST OKLAHOMA CITY, OK 73109

Violation Address: 825 SW 39TH ST

Legal Description: Lot 000 Block 004 Addition WESTERN HILLS

ALL LOT 8 & W10FT LOT 9

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

I

COMBINED NOTICE

Record Owner:

49TH STREET RENTALS LLC
7725 W RENO AVE STE 450
OKLAHOMA CITY, OK 73127

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18983
Inspection Date: 3/25/2024
Parcel ID#: 057358900
Case #: C24-18983
Abandoned Case #: C24-18984

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

SOUTHWEST NATIONAL BANK 720 EAST MAIN WEATHERFORD, OK 73096

Violation Address: 1427 NW 49TH ST

Legal Description: Lot 000 Block 006 Addition TEAMS SUB BLKS 17-19 SHAW HGTS
LOTS 25 & 26

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

J

COMBINED NOTICE

Record Owner:

49TH STREET RENTALS LLC
7725 W RENO AVE STE 450
OKLAHOMA CITY, OK 73127

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18457
Inspection Date: 3/25/2024
Parcel ID#: 057358825
Case #: C24-18457
Abandoned Case #: C24-18458

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

SOUTHWEST NATIONAL BANK 720 EAST MAIN WEATHERFORD, OK 73096

Violation Address: 1431 NW 49TH ST

Legal Description: Lot 000 Block 006 Addition TEAMS SUB BLKS 17-19 SHAW HGTS
LOTS 23 & 24

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

K

COMBINED NOTICE

Record Owner:

MCKEE JAMES P & ALICE
20646 TEMPE AVE
HARRAH, OK 73045

Notice Date: 3/27/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17390
Inspection Date: 3/26/2024
Parcel ID#: 130832390
Case #: C24-17390
Abandoned Case #: C24-04954

cc: Mortgage Holder(s):

FREEDOM MORTGAGE CORPORATION C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683

FREEDOM MORTGAGE CORPORATION 20 LAKE CENTER DRIVE MARLTON, NJ 08053

JAMES P MCKEE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162

MCKEE JAMES P & ALICE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162

Violation Address: 7420 NW 101ST ST

Legal Description: Lot 006 Block 017 Addition EAGLE LAKE ESTATES SEC 2

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED DOORS	SHED

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

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COMBINED NOTICE

Record Owner:

GAGE DARLENE
C/O KEITH D GAGE JR ESTATE ADMIN
634 TIMBER LN
EDMOND, OK 73034

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17179
Inspection Date: 3/21/2024
Parcel ID#: 188072440
Case #: C24-17179
Abandoned Case #: C21-02790

cc: Mortgage Holder(s):

DARLENE GAGE 3809 NE 140TH ST EDMOND, OK 73013

Violation Address: 3809 NE 140TH ST

Legal Description: Lot 015 Block 010 Addition CAPITOL VIEW PARK

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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